



Tanya Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR ROY ZARTARIAN

MINUTES

NEWINGTON TOWN COUNCIL

Town Hall – L-101

7:00 P.M.

May 10, 2016

Mayor Zartarian called the meeting to order at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Anest - absent
Councilor Budrejko
Councilor DelBuono
Councilor Klett
Councilor Manke
Councilor Marocchini
Councilor Nagel
Councilor Serra
Mayor Zartarian

Staff Attendees:

Tanya Lane, Acting Town Manager – absent
Ann Harter, Temporary Acting Town Manager
Dave Langdon, Facilities Director
Lou Jachimowicz, Chief Finance & Operations Officer
Jamie Trevethan, Asst. to the Town Manager – Administration
Linda Irish-Simpson, Clerk of the Council

III. PUBLIC PARTICIPATION – IN GENERAL

John Bachand, 56 Maple Hill Avenue: he was glad that a total teardown of the building might not happen and thought that was a bad plan. He did not think it was urgent to get the renovation done and thought more time was needed. Mr. Bachand indicated a public hearing should be held to get input from the public. He hoped the existing members of the building committee would be considered for the new one.

Michael Fox, 1901 Main Street: He indicated there were very qualified individuals on the current committee and it should not be disbanded. He felt it was not a good use of time. A public hearing would be a good idea he felt. He said unless the building was gutted it would be like putting a band-aid on it. Mr. Fox indicated the new committee should work with a budget, which he thought was a good idea.

Deborah Krawiec, 167 Cottonwood Road: She was involved with the Environmental Quality Commission and said it only had three members. Even though the Town had a lot of priorities people on the commission were committed and had two suggestions: 1) everyone at the table think about who might be interested in the commission and 2) change the structure from 11 people to seven.

John Slusarski, 40 Grandview Drive: He questioned what was being done about committees that did not have people on them, and when members might be appointed. He also asked about the issue of the Town's contribution to the pension fund for the police

IV. CONSIDERATION OF OLD BUSINESS

A. Town Hall Renovation Project

- 1. Discussion: Engineering Study**
- 2. Dismiss Architect and Construction Manager**

Mr. Langdon indicated there was a hybrid option or a renovation option. The cost was unknown for the hybrid option and would need recommendations from an architect. As to renovation, it was clear as to what needed to be done and parking was still an issue.

Councilor Klett asked about the hiring of an architect and Mr. Langdon explained conceptual drawings would have to be developed to get a figure on what the hybrid option would cost and what it would include. If renovation was done, figures were already available and could go out for referendum. The hybrid option would be tight to get it to referendum by November. It would be difficult to get a true dollar amount for a hybrid.

Mr. Langdon explained that if the new building committee went out to RFP to get an architect it would take some time to go through the process and would make it tough to make a November referendum. Councilor DelBuono did not feel there was an urgency to complete the project but wanted the best project to come within budget and did not feel November was a necessary deadline.

Councilor Marocchini said the numbers they currently had were not referendum ready and that 30-40% of the project was unknown contingencies. He was not in favor of disbanding the committee and did not feel this was the direction the Town should take. The plan was to fix what was here and not make it more efficient which was going to be 40% too large for the needs. He felt the building had to be made usable and to last for the next 40 years. The Councilor said it was actually two projects (Town Hall and Community Center) and should join forces with the Library as well and felt they needed a public hearing to get input. He indicated that if the Community Center and Library addition were connected that space could be used for the swing space needed when the Town Hall was renovated. The project if done that way would probably cost double the \$25 million but all projects would be off the table.

Councilor Klett had concern that the report did not include enough money for hazardous material removal and one of the gym's walls was a concern that was not mentioned in the report. She indicated that no matter what was decided, an architect should be used. Mr. Langdon said that an architect would be used but if the Town wanted to make a November referendum, a different architect would have to be hired now to get conceptual costs for the hybrid option. Mr. Langdon said there was a 20% contingency built into the report for the removal of PCB's. He indicated 80% of the asbestos had already been removed.

Councilor Nagel agreed that an overall plan was needed and a committee to oversee the committees involved in the projects. He was not sure the Library would agree to some of the Councilor's suggestions. Where to put the buildings was an unknown and needed to determine what the Town wanted to do in terms of renovations. The Councilor also mentioned that priorities needed to be set as to what needed to be done first. Mr. Langdon stated the current building committee was charged to come up with a project that would meet the needs of the Town Hall and developed a project that suggested demolishing the current building and put up a new 90k square foot building. The new committee might have a different charge and did not feel the Town should rush into it.

Councilor Klett felt there should be a building committee for each project. The existing committee had done an excellent job and perhaps should have been given more advise from the Council. She indicated they needed experts who had knowledge and experience in whatever the particular committee was charged with.

Councilor DelBuono stated they needed a building committee to move the project forward and an oversight committee would view all projects to determine priority or what projects went together. She wanted to have the committee report to the Council on a regular basis since the Council would be responsible for the final decision.

Councilor Budrejko indicated the Town had spent money on focus groups and hoped that information would be used by the committee. Mr. Langdon indicated the information had been passed on.

Councilor DelBuono moved the following:

RESOLVED,

That the Newington Town Council hereby dismisses the services of Kaestle Boos Associates as the architect for the Town Hall Renovations Project and Downes Construction, LLC as the construction manager for the Town Hall Renovations Project.

The motion was seconded by Councilor Manke and the resolution passed on a roll call vote:

Yes: Councilors Budrejko, DelBuono, Manke, Nagel, Mayor Zartarian.

No: Councilors Marocchini, Serra

Abstain: Councilor Klett

Absent: Councilor Anest

3. Disband Current Project Building Committee

Councilor Marocchini was not in favor of disbanding the committee since they had intimate knowledge of the project and building as well as so much money had already been spent on it. He felt it would be cost effective to keep the current committee. Councilor Klett asked why the Council was choosing this route and the Mayor indicated they wanted to have a fresh start on the project.

Councilor Serra stated much work had been done by the committee and that a public hearing would be a good idea to get input from the public. Councilor Manke indicated it came down to public confidence in the project and both of the last attempts had failed to get public support. Councilor Nagel agreed and said the past two attempts had not gotten support from the public.

Councilor Budrejko said when the work went out to bid Kaestle Boos could apply again for the project. Councilor Klett indicated she doubted Kaestle Boos would apply after being thrown out. She said the current architect had a lot of information on the project and the new architect would not be able to hit the ground running like Kaestle Boos. Councilor Manke said the change was nothing against the current architect but that a fresh start was needed. The Town needed to get the project right rather than done fast.

The Mayor indicated the change was needed to get the project on a sound footing and by taking a new direction would be part of that. Councilor DelBuono stated the change was not just about the public confidence but also that of the Council feeling after two failed attempts, a new start was needed.

Councilor Klett said they had heard from the public and Mr. Langdon discuss the expertise of the current committee and she was concerned about who would replace them with the same knowledge and expertise. Mayor Zartarian indicated the current members could be reappointed.

Councilor DelBuono stated people would be appointed like any other committee and some could be reappointed but felt they needed people to take a fresh look at the project. Priority should be given to people with the knowledge and expertise to complete the project she said.

Councilor Marocchini indicated he was not sure people who were fired would be willing to reapply. He did not feel a new committee was the way to go. Councilor Klett said she would like names of the people who would be replacing the existing members and would not support the resolution. She felt the resolution was vague and there was a rush to disband the committee. The type of individual and expertise needed was not stated in the resolution and there was no guarantee as to the qualifications of the individuals to be appointed.

Mayor Zartarian indicated the Council's reputation was on the line and the resumes of the individuals would be scrutinized carefully before being appointed. Councilor Nagel agreed the individuals would be carefully screened to ensure their qualifications. He indicated the committee would consist of the same number of people and said the resolution was more specific about including a cost for the project.

Councilor DelBuono said they would need to try to get people with the same expertise but was concerned that if the description was narrowed too much, they would have a hard time getting people to fill the roles.

Councilor Serra said the current committee could be given the new charge with the dollar amount and do the same thing the new committee would do. Councilor Klett said it was the Council's fault for not giving them better directions but was insulting to the current members to disband the committee.

Councilor Budrejko stated there was blame on both sides, the Council and the committee. The committee was struggling and the committee should have been given better direction. She said the current committee had good background and hoped they would reapply for consideration; however, some of the committee members had said they could only support the demolition of the building. She thought it would be difficult to have those members continue on a committee with a different charge.

Councilor Nagel moved the following:

WHEREAS, in order to appoint a new Town Hall Renovations Project Building Committee, the current Town Hall Renovations Project Building Committee must be disbanded;

NOW, THEREFORE BE IT RESOLVED, that in accordance with Section 8-42 of the Newington Code of Ordinances, the Newington Town Council hereby disbands the Town Hall Renovations Project Building Committee.

The motion was seconded by Councilor DelBuono and the motion passed on a roll call vote:

Yes: Councilors Budrejko, DelBuono, Manke, Nagel, Mayor Zartarian

No: Councilors Klett, Marocchini, Serra

Absent: Councilor Anest

4. Create and Charge New Project Building Committee

Councilor Nagel moved the following:

WHEREAS, the Newington Town Council disbanded the existing Town Hall Renovations Project Building Committee on May 10, 2016;

NOW THEREFORE BE IT RESOLVED; that in accordance with Section 8-40 of the Newington Code of Ordinances, the Newington Town Council hereby establishes a new Town Hall Renovations Project Building Committee, comprised of seven (7) members; of which two (2) shall be representatives of the Town Council and five (5) shall be members of the public; and

BE IT FURTHER RESOLVED; that said Committee is charged to work with the Town Manager (or his/her designee) and other appropriate Town staff in the oversight of renovations and/or modifications to the Town Hall, including the Mortensen Community Center and shall do such work in accordance with Chapter 8, Article X (Project Building Committees) of the Code of Ordinances; and

BE IT FURTHER RESOLVED; that said Committee is charged to maintain ongoing collaboration with the Library Expansion Public Building Committee in order to coordinate the designs of both projects and eliminate redundancies; and

BE IT FURTHER RESOLVED; that said Committee shall remain mindful of taxpayer concerns and keep the project cost below \$25 million;

BE IT FURTHER RESOLVED; that the Newington Town Council hereby appoints the following members to the Town Hall Renovations Project Building Committee:

(TBD)

Note: Public members of the Committee will serve terms of 5/10/16 — indefinite; Town Council members of the Committee will serve terms concurrent with the Town Council term.

Councilor Marocchini was concerned about the \$25 million limit was a concern, which would not be enough.

Councilor Klett said there had been no dialogue with the Town Council to include the dollar amount or the coordination. She stated that beyond the Town Hall project there was also the Reynolds school project the Council had to consider as well. The Councilor felt the Council was disbanding one committee, appointing another committee and shifting the numbers from Democrat appointed to Republican appointees. The Library would also want to have a say into the committee since their project was involved as well. She thought it was poorly thought out and would not support it.

Councilor DelBuono said the building committee had wanted a dollar amount for a budget and the charge would do that. The charge could be changed at a later date if the committee came back to the Council. Regarding the structure of the committee the Councilor indicated there were some on the committee who were committed to a total demolition of the building and could not agree to a renovation or hybrid option. She agreed that not all the current members would be reappointed.

The motion was seconded by Councilor Manke and passed on a roll call vote:

Yes: Councilors Budrejko, DelBuono, Manke, Nagel, Mayor Zartarian

No: Councilors Klett, Marocchini, Serra

Absent: Councilor Anest

- B. Ordinance Amendment: EMS Committee**
 - 1. Introduce Ordinance**
 - 2. Set Public Hearing Date**

The Mayor said the resolution would expand the membership of the EMS committee to include Public Safety. The current resolution specified organizations and their representatives. The other part would revise the responsibilities of the committee in accordance with State statutes.

Scott Woods indicated it was an important change and would give someone oversight at the Town level to look at all EMS services. The public hearing was scheduled for May 24 at 6 p.m.

Councilor DelBuono moved the following:

INTRODUCTION:

I hereby introduce for the Town Council's consideration proposed amendments to the Town of Newington Code of Ordinances, Chapter 8, Article XI: "Emergency Medical Services Committee", a copy of which has been filed with the Clerk of the Council.

Introduced by: Councilor DelBuono

RESOLVED:

That a Public Hearing be held on May 24, 2016 at 6:50 p.m. in consideration of proposed amendments to the Town of Newington Code of Ordinances, Chapter 8, Article XI: "Emergency Medical Services Committee".

The motion was seconded by Councilor Marocchini and the motion passed 8 – 0 (Councilor Anest-absent).

C. Town Council Rules of Procedure

Councilor DelBuono indicated the Council had copies of the revised version of the resolution that had been presented at the last meeting. She indicated an email would be set up for residents to write to the Council. Councilor Serra was concerned if any emails would be sent to the quarantined area and the Mayor indicated those emails would be forced to be delivered on a timely basis.

Ann Harter was asked to contact the IT Department to establish the email address for the Council.

Councilor DelBuono moved the following:

WHEREAS: the Newington Town Council amends its Rules of Procedure on an as-needed basis; and

WHEREAS: the Rules of Procedure document was last amended in April, 2014;

NOW THEREFORE BE IT RESOLVED: that the Newington Town Council hereby amends its Rules of Procedure as indicated on the attached document.

The motion was seconded by Councilor Budrejko and the motion passed 8 – 0 (Councilor Anest-absent).

D. Open Space Committee

Councilor Budrejko was pleased with the membership of the committee and they were making plans. She asked for a revision (underlined below) to be made to allow the committee to make recommendations to the Council.

Councilor Budrejko moved the following:

RESOLVED,

That the Newington Town Council hereby amends item #3 of resolution 2015-86 as follows (note: amendment is underlined):

- 3. Upon request from the Town Council, the Open Space Committee shall make recommendations to the Town Council as to Open Space implications on such issues as the acquisition of real property, the sale of Town property, the protection and utilization of existing Town owned property, the financial impact of property acquisition with or without external funding sources and potential use of the Capital Improvement Fund. The Open Space Committee may make recommendations to the Town Council whenever deemed appropriate by the Committee.**

The motion was seconded by Councilor Manke and the motion passed 8 – 0 (Councilor Anest-absent).

V. CONSIDERATION OF NEW BUSINESS

A. John Wallace Middle School Wing Reconfiguration Grant Funding

Lou Jackomowicz indicated the Town was eligible to be considered for a State grant that would result in revenue to the Town in the amount of approximately \$1.5 - \$2 million over the three phases of the project. He had to present a grant application in person to the State no later than June 30 and would hear about the success of the grant by June 1, 2017. He said there were currently 29 classrooms in the school. They would reconfigure hallways, and would create 24 classrooms with five tutorial areas. He wanted the Council to have the necessary information so they would be able to act on the resolutions needed to move the project forward.

Councilor DelBuono asked about how the funding would be distributed and was told the State would match whatever funds had been expended by the Town through the project. He said the BOE would introduce the project at their May 11 meeting, finalize the plans on May 25 and could be acted on by the Town Council on May 24.

B. Appointment of Auditor

Ann Harter indicated the audit committee had met on May 5, an RFP went out and two companies responded: Bloom Shapiro and RFM. Both firms were interviewed and the decision was made to go with Bloom Shapiro for a three year contract. The committee felt the cost of the bid was lower and the Town had received good service in the past. The Council would need to act on this at the next meeting.

VI. RESIGNATIONS/APPOINTMENTS (Action May Be Taken) - none

VII. TAX REFUNDS (Action Requested)

Councilor Manke moved the following:

RESOLVED:

That property tax refunds in the amount of \$1,097.48 are hereby approved in the individual amounts and for those named on the “Requests for Refund of an Overpayment of Taxes,” certified by the Revenue Collector, a list of which is attached to this resolution.

The motion was seconded by Councilor Nagel and passed 8 – 0 (Councilor Anest-absent).

VIII. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

Ann Harter said Tanya Lane had sent a communication regarding the Young barn. The plywood on the windows had been fixed and the back of the barn taken down which was then boarded up. The barn will remain as is until the Council directed differently.

Mayor Zartarian stated he had received a letter from Community Residences Inc. which said they intended to purchase a home at 79 Raynel Road, which would be used as a group home. He did not think there would be any zoning issues with the property since they were exempt from zoning regulations.

IX. COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Nagel attended a recent CRCOG meeting and indicated the meetings would be moved in the future to a different site. He said if there were any LOCIP transportation plans in the works, they should be submitted to the State quickly because of future funding concerns. He also attended the Commission on Aging and Disabled and said there were ongoing programs regarding balance, how to live well and aging mastery programs. The Commission was also reviewing their procedures and bylaws. Councilor Nagel wanted to remind everyone there would be a Volunteer Dinner on May 17 at 5 p.m. and Rose Bolton would be honored at the event.

Councilor Budrejko said at the recent EDC meeting the commissioners were assigned to each of the eight districts and would be reaching out to the businesses to develop a database. She indicated the Wood-N-Tap opening had been delayed to the fall, Clinical Labs would be leaving but would be replaced with Hartford Health Care. The Sloppy Waffle had been voted the best place in New England for breakfast and there were several companies in Newington mentioned in the Best of Hartford list.

Councilor Klett said there had been a meeting with residents on what qualifications were important in a Town Manager and another meeting would be held on May 18 at the Senior Center at 11 a.m. The Director of Human Services was working on holding a forum on substance abuse to be held on June 20 at 7 p.m. in the Council Chambers and urged residents to attend.

X. PUBLIC PARTICIPATION – IN GENERAL

John Bachand, 56 Maple Hill: He stated he felt the \$25 million budget narrowed the options of the committee. He thought the residents would support the amount but wondered if the amount was fixed in stone.

Ron Mortensen, 53 Meadowview Street: He said it was never said in a committee meeting that the building could not be renovated. The committee had said it could be renovated and what the cost would be but it would be better to knock it down and build a smaller building that would be more efficient. He felt there should be continuity and the Town had spent approximately \$5 million and had nothing to show for it. He indicated there were people who were in favor of doing the Town Hall but not the Library and vice versa. He felt the architect had been kept because of their reputation and that they only did what the building committee told them to do. The architect did at least 12 renditions of the project. He said more money will be spent to get an architect, a construction manager as well as an environmental study.

Michael Fox, 1901 Main Street: He said he agreed with Mr. Mortensen and thought the current building had to be torn down. He was disappointed in the way decisions had been made at the meeting and did not know where the figure of \$25 million came from. Mr. Fox said the Council ran on transparency and did not feel that was happening. He said the Environmental Commission had only two people on it and indicated Mr. Bachand had expressed interest on being appointed. Mr. Fox thought the commission should be restructured to have seven individuals.

Scott Greczkowski, 46 Miami Avenue: He thought the hybrid option would include connecting the Library to the existing Town Hall and knocking down parts of the building no longer needed. He said the \$25 million would not be enough money and would need to be adjusted.

Rose Lyons, 46 Elton Drive: She thanked the Council's Rules and Procedures Committee for listening to the residents. She stated the Committee on Community Safety had been established years ago, disbanded and restarted and nothing had been done to date with the recommendations handed down. She was surprised to learn there was a Police Community Committee. She felt the building committee had not been given proper direction and could not blame the architect for doing what was asked of them. She asked if money had ever been put aside for open space in CIP. She was glad Lou Jackomowicz had come to explain the grant and what it would be used for.

XI. REMARKS BY COUNCILORS

Councilor Budrejko said she was pleased there were people committed to the environment, open space and quality of life in town.

Councilor Klett asked both parties for resumes of all individuals proposed for the new building committee be given to the Council several days before a meeting for review.

Councilor DelBuono agreed with Councilor Klett regarding the proposed new building committee and its members. She indicated the Council was going to modify the size of the Environmental Committee and would be on a future agenda. She stated for transparency she had reviewed the resolution regarding the \$25 million with Councilor Marocchini and that the figure came out of the recent report. If the amount needed to be adjusted, the committee could ask the Council to modify it.

Councilor Nagel stated that with the recent changes in the rules and procedures, the Councilors would have an opportunity to respond to the public comments at the beginning of the meeting and hoped they would be kept brief and on topic. He indicated that there were comments on Facebook regarding the absence of Tanya Lane and he said she was on vacation and Ann Harter was acting town manager for her.

Mayor Zartarian said he had talked to Rep. Byron who had not seen any figures as to city funding. The Mayor said the current online figures showed a 3% decrease in revenue to Town from the State.

XII. EXECUTIVE SESSION RE: REAL ESTATE

Councilor Marocchini moved to adjourn to executive session at 9:37 p.m. and was seconded by Councilor DelBuono. The motion passed 8 – 0 (Councilor Anest-absent).

XIII. ADJOURNMENT

Respectfully Submitted,

Linda Irish-Simpson
Clerk of the Council

Cc: T. Lane, Town Clerk
attach.